

PB# 97-42

**BLOOMING GROVE OPERATING
PHASE 4**

52-1-102

97 - 42 Blooming Grove Oper. Sub.
Overall Proj. - Phase IV
number is 91-22 Toleman Rd.

Approved: 9/7/99

See also: 91-22

97-40

97-41

97-43

DATE November 13, 1997 RECEIPT 91-22 NUMBER

RECEIVED FROM Highland Operating, Ltd.

Address 102 Woodcock Mt. Rd. - Washingtonville, N. Y. 10992

Seven Thousand Seven Hundred Forty-five ^{00/100} DOLLARS \$ 7745.00

FOR 4% Inspection Fee - Phase IV

ACCOUNT		HOW PAID	
BEGINNING BALANCE	7745.00	CASH	
AMOUNT PAID	7745.00	CHECK	#2901
BALANCE DUE	-0-	MONEY ORDER	

BY J. Zappalo
Myra Mason, Secretary

DATE Aug 13, 1999 RECEIPT 134235

RECEIVED FROM Highland Operating LTD

Address _____

Six Hundred eighty ^{00/100} DOLLARS \$ 680.00

FOR P.B. # 97-42

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	# 1031
AMOUNT PAID		CHECK	680.00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy N. Hansen
DN

7-1-99-
Map Number 210-99
Section 52 Block 1 Lot 102 City 1 Town 1 Village 1 New Windsor

Title: Blooming Grove Operating
Company Phase IV + V

Dated: 7-22-98 Rev. 9-14-99

Approved by Edward Stent

on 9-7-99

Record Owner Blooming Grove Operating
Company

DONNA L. BENSON
Orange County Clerk

(18 Sheets)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/14/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE: PH IV

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 97-42

NAME: BLOOMING GROVE OPERATING CO. - PHASE IV
APPLICANT: BLOOMING GROVE OPERATING CO.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/07/1999	PLANS STAMPED	APPROVED
03/10/1999	P.B. APPEARANCE	APPROVED
02/03/1999	WORK SESSION APPEARANCE	READY FOR AGENDA

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/14/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 97-42

NAME: BLOOMING GROVE OPERATING CO. - PHASE IV

APPLICANT: BLOOMING GROVE OPERATING CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/12/1997	4% INSPECTION FEE	CHG	7745.00		
11/12/1997	REC. CK. #2901	PAID		7745.00	
			-----	-----	-----
		TOTAL:	7745.00	7745.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/14/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 97-43

NAME: BLOOMING GROVE OPERATING CO. - PHASE V
APPLICANT: BLOOMING GROVE OPERATING CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/11/1999	PAID UNDER 97-42	PAID		0.00	
			-----	-----	-----
		TOTAL:	0.00	0.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/14/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 97-42

NAME: BLOOMING GROVE OPERATING CO. - PHASE IV
APPLICANT: BLOOMING GROVE OPERATING CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/11/1999	PHASE IV & V APPROVAL FEE	CHG	680.00		
08/11/1999	REC. CK. #1031	PAID		680.00	
		TOTAL:	680.00	680.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/14/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 97-42

NAME: BLOOMING GROVE OPERATING CO. - PHASE IV
APPLICANT: BLOOMING GROVE OPERATING CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/11/1999	19 LOTS @ 500.00	CHG	9500.00		
08/11/1999	REC. CK. #1030	PAID		9500.00	
			-----	-----	-----
		TOTAL:	9500.00	9500.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/13/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 97-42

NAME: BLOOMING GROVE OPERATING CO. - PHASE IV
APPLICANT: BLOOMING GROVE OPERATING CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/11/1999	PHASE IV & V APPROVAL FEE	CHG	680.00		
08/11/1999	REC. CK. #1031	PAID		680.00	
			-----	-----	-----
		TOTAL:	680.00	680.00	0.00

REGULAR ITEMS

BLOOMING GROVE OPERATING PHASE IV & V (97-42 & 97-43)
TOLEMAN ROAD

Mr. Gerald Zimmerman appeared before the board for this proposal.

MR. ZIMMERMAN: Okay, this is for final approval on sections or Phase IV shown on the plan and Phase V. The lots that are in this phase lots 3 through 20 and lot number 28, the board has previously approved the previous sections which were, you know, approved by the Health Department, all the agencies and filed this last section which we call Sections IV and V received Health Department approval about four months ago or so and we're at a point now of looking to file the plan, get the final approval and file the plan. The board may be aware that the public improvements, the roadway serving the lots in this subdivision have all been completed and there's construction of homes currently in Phase III, which is on the top part of this looped road also within the loop itself. All the public improvements as I said are in and all the approvals have been obtained from various agencies and just like to go ahead and get this final approval at this point to file the plan.

MR. LUCAS: When were you here last?

MR. ZIMMERMAN: The last time that I was before the board was--

MR. PETRO: August 19, '98.

MR. ZIMMERMAN: It might have been for the final section of Phase III.

MR. PETRO: Mark, I see you don't have any more engineering comments with this, you feel that he's ready for final conditional approval subject to five items that you have listed here for us. Do you want to touch base on those items and have any been taken care of at this point? Are they still outstanding?

MR. EDSALL: Well, the five conditions, some may have

already been accomplished, but I just believe these are normal procedural steps on a final approval, so I would suggest you just make approval conditioned on those and such as the formality of the bond, formality of the fees, offers of dedication, title insurance, all the normal things and once we verify all of it's been done, it can be stamped.

MR. LANDER: Town Highway Superintendent had a problem with Phase I access road?

MR. EDSALL: There was a problem, yes, on the very beginning portion of the road and I wanted to make sure that's resolved before the last phase is obviously stamped approved.

MR. LANDER: Do you know what the problem was?

MR. EDSALL: Had something to do with the road construction but I was not party to the discussions between Dick McGoey and the Highway Superintendent but I just wanted to make sure that's taken care of as well.

MR. PETRO: We had a public hearing for this when it was for the whole construction 39 lots, now this is the last phases of it, correct?

MR. EDSALL: Yes.

MR. STENT: I make a motion we grant final approval to the Blooming Grove Operating Phase IV and V with the subject-to's.

MR. PETRO: I can read them in as we get to the end of it. First of all, do we have a second?

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Blooming Grove Operating Company major subdivision Phase IV and V subject to the public improvement construction estimate be established and approved by the Town Board, including the inspection review fee,

that the applicant submit required offers of dedication including metes and bounds descriptions for roadways as related easements to the town attorney, that the applicant submits necessary title insurance to the town attorney for the involved dedications, that the applicant pay all appropriate fees in connection with the subdivision approval. I like that one, that's a pretty difficult thing there. That the applicant confirm to the satisfaction of the Town Highway Superintendent and engineer that the issue regarding construction of the Phase I access road off Toleman Road has been resolved, I believe that's what Mr. Lander was just referring to with his questioning. Are there any other concerns or comments at this time for any of the board members? Mark, do you have any other outstanding issues?

MR. EDSALL: No, these incidentally are the same conditions as the last two phases.

MR. PETRO: Mr. Krieger?

MR. KRIEGER: No comments.

MR. PETRO: With that, I'll take a roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: BLOOMING GROVE OPERATING COMPANY
MAJOR SUBDIVISION (PHASES IV AND V)
PROJECT LOCATION: TOLEMAN ROAD
SECTION 52-BLOCK 1-LOT 102
PROJECT NUMBER: 97-42 (FORMERLY 91-22)
DATE: 10 MARCH 1999
DESCRIPTION: THIS IS PHASES IV AND V OF THE OVERALL MAJOR SUBDIVISION. THIS PHASE CONSISTS OF NINETEEN (19) SINGLE-FAMILY RESIDENTIAL LOTS OF THE OVERALL THIRTY FIVE (35) LOTS.

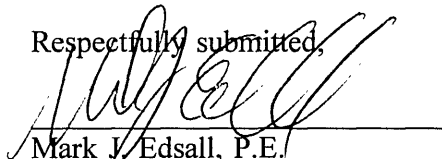
1. The overall subdivision received preliminary approval and is returning to the Planning Board for final approval on a phased basis. This request for approval constitutes the completion of the major subdivision, being Phases IV and V. Phases II and III of the major subdivision received final approval on 10 December 1997. These last two (2) phases have received Orange County Department of Health approval on 19 August 1998. A copy of the plans with stamp of approval from the County should be on record with the Town.
2. Based on the above, I see no problem in the Board considering conditional final approval for these two (2) phases. I suggest the following conditions be included, in addition to any others established by the Board or the Attorney:
 - a. That the public improvement construction estimate be established and approved by the Town Board, including the Inspection Review Fee.
 - b. That the Applicant submit the required Offers of Dedication, including metes and bounds descriptions for roadways as related easements to the Town Attorney.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: BLOOMING GROVE OPERATING COMPANY
MAJOR SUBDIVISION (PHASES IV AND V)
PROJECT LOCATION: TOLEMAN ROAD
SECTION 52-BLOCK 1-LOT 102
PROJECT NUMBER: 97-42 (FORMERLY 91-22)
DATE: 10 MARCH 1999

- c. That the Applicants submit the necessary Title Insurance to the Town Attorney for the involved dedications.
- d. That the Applicant pay all appropriate fees in connection with the subdivision approval.
- e. That the Applicant confirm, to the satisfaction of the Town Highway Superintendent and Engineer, that the issue regarding construction of the Phase I access roadway off Toleman Road has been resolved.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:BLOOM.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 97),
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

NEW WINDSOR

P/B #

97-42

WORK SESSION DATE:

3 FEB 99

APPLICANT RESUB.

REQUIRED:

new plans

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

B.G. Ofer Co.

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

Gerry Zimmerman

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

X

X

X

X

X

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- pull out IV + V bond estimates, fees, dead papers
etc. for record
- will be combining for single app'l action
- must change "Hunker Rd" to something else
- 4 copies of plan

CLOSING STATUS

Set for agenda

X possible agenda item if plans

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98

1

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

RECEIVED

AUG 20 1998

TOWN OF NEW WINDSOR
SUPERVISOR

TPB

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Blooming Grove Operating Co.
POB 479
Washingtonville, NY 10992

The Orange County Department of Health certifies that a realty subdivision map entitled Blooming Grove Operating Co., Phases IV & V, dated May 4, 1992, latest revision July 22, 1998, located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 35.84 acres Number of lots: 19

Water supply: Individual wells

Sewage disposal: Individual sewage disposal systems


The owner intends to build houses on this subdivision.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the purchaser of a lot sold with water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.
5. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.
6. THAT individual wells and sewage treatment systems shall no longer be constructed or used for household domestic purposes when public facilities become available. Connection to the public sewerage system is required within one year of the system becoming available.

7. THAT plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
8. THAT the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

August 19, 1998
Date



M.J. Schleifer, P.E.
Assistant Commissioner

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/13/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 97-42

NAME: BLOOMING GROVE OPERATING CO. - PHASE IV
APPLICANT: BLOOMING GROVE OPERATING CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/12/97	4% INSPECTION FEE	CHG	7745.00		
11/12/97	REC. CK. #2901	PAID		7745.00	
		TOTAL:	7745.00	7745.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Appl No:97-42

File Date:11/12/97

SEC-BLK-LOT:52-1-30-23

Project Name:BLOOMING GROVE OPERATING CO. - PHASE IV

Type:1

Owner's Name:BLOOMING GROVE OPERATING CO.
Address:P.O. BOX 479 - WASHINGTONVILLE, NY

Phone:(914) 496-0451

Applicant's Name:BLOOMING GROVE OPERATING CO.
Address:P.O. BOX 479 - WASHINGTONVILLE, NY

Phone:(914) 496-0451

Preparer's Name:ZIMMERMAN ENGINEERING
Address:

Phone:

Proxy/Attny's Name:N/A
Address:

Phone:

Notify:

Phone:

Location:TOLEMAN ROAD

Acerage	Zoned	Prop-Class	Stage	Status
0.000		0	PH IV	0
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
11/13/97				

Appl for:FILE NUMBER FOR OVERALL PROJECT IS 91-22: THIS FILE SET UP
FOR TRACKING PHASE IV ONLY.

PHASE IV CONSISTS OF LOTS #3-11 AND #28.

SEE ALSO:

PHASES II = 97-40, III = 97-41, V = 97-43. (PHASE I =86-59)

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

P.B. # 91-82 4% Inspection Fee - Phase IV

2901

496-0451
HIGHLAND OPERATING LTD.
102 WOODCOCK MOUNTAIN RD.
WASHINGTONVILLE, NY 10992

October 21 1997 ⁵⁰⁻²³⁵ 623
219

PAY TO THE ORDER OF Town of New Windsor \$ 7745.00

Seven Thousand Seven Hundred Forty Five 00/100 DOLLARS

THE BANK OF NEW YORK

353 WINDSOR HIGHWAY, NEW WINDSOR, N.Y. 12553

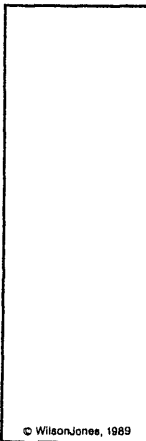
MEMO Und Brgnt

⑈002901⑈ ⑆021902352⑆ ⑈6809106304⑈

BNY STYLE 20

NEW YORK: FIRST BANK FOUNDED 1784

Wilson Jones • Carbonless • S1642-4WCL Duplicate • S1644-4WCL Triplicate



DATE November 13, 1997 RECEIPT NUMBER 91-22

RECEIVED FROM Highland Operating, Ltd.

Address 102 Woodcock Mt. Rd. - Washingtonville, N.Y. 10992

Seven Thousand Seven Hundred Forty Five 00/100 DOLLARS \$ 7745.00

FOR 4% Inspection Fee - Phase IV

ACCOUNT		HOW PAID	
BEGINNING BALANCE	7745.00	CASH	
AMOUNT PAID	7745.00	CHECK	#2901
BALANCE DUE	-0-	MONEY ORDER	

BY Myra Mason, Secretary

BLOOMING GROVE OOPERATING CO.
PO BOX 479
WASHINGTONVILLE, NY 10992
PHONE 914-496-0451
FAX 914-496-5941

October 22, 1997

Town of New Windsor
Planning Board Secretary
555 Union Avenue
New Windsor, NY 12553

ATTENTION: MYRA

ENCLOSED IS ENGINEERING INSPECTION FEES IN THE AMOUNT OF
\$7,745.00. THIS IS FOR SECTION IV TOLEMAN ESTATES FOR
BLOOMING GROVE OPERATING.

REGARDS,

Vincent Biagini

VINCENT BIAGINI

2901

HIGHLAND OPERATING LTD.
102 WOODCOCK MOUNTAIN RD.
WASHINGTONVILLE, NY 10992

October 21 1997 ⁵⁰⁻²³⁵219 623

PAY TO THE ORDER OF *Town of New Windsor* \$ 7745.00

Seven Thousand Seven Hundred Forty Five 00/100 DOLLARS

THE BANK OF NEW YORK

353 WINDSOR HIGHWAY, NEW WINDSOR, N.Y. 12553

MEMO *Vincent Biagini*

⑈002901⑈ ⑈021902352⑈ ⑈6809106304⑈

NEW YORK'S FIRST BANK-FOUNDED 1794

ZIMMERMAN

ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782 7976

FAX: 782-3140

-2-

GERALD ZIMMERMAN, P.E., L.S.

Our Job No. 85256

October 21, 1997

BOND ESTIMATE FOR BLOOMING GROVE OPERATING COMPANY

PHASE 4

LOT NO. 3 THROUGH 11 & 28

<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
<u>Roads:</u>				
Subgrade	1,600	cy	20.00	\$32,000.00
Pavement	1,600	sy	12.50	20,000.00
Curb	2,900	feet	10.00	29,000.00
ROW Monuments	5	each	150.00	750.00
Seeding & Topsoil	1,000	sy	2.00	2,200.00
Street Name Signs	-0-	each	100.00	-0-
				\$193,625.00

Phase IV Inspection Fees = \$193,625 X 4% = \$7,745.00

ZIMMERMAN

ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3140

GERALD ZIMMERMAN P.E., L.S.

Our Job No. 85256

October 21, 1997

BOND ESTIMATE FOR BLOOMING GROVE OPERATING COMPANY

PHASE 4

LOTS NO. 3 THROUGH 11 & 28

(Issued to determine inspection fees required by the Town of New Windsor)

<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
<u>Site Preparation:</u>				
Clearing	1.7	ac	\$5000.00	\$ 8,500.00
Grubbing	1.7	ac	500.00	850.00
Cut & Fill	3,000	cy	10.00	30,000.00
Erosion Control	-0-	Lump sum	1,000.00	1,000.00
<u>Drainage Improvements:</u>				
Catch Basins	13	each	1,000.00	13,000.00
Manholes	-0-	each	-0-	-0-
Corrugated Metal Pipe				
15"	150	feet	20.00	3,000.00
18"	725	feet	25.00	18,125.00
24"	1150	feet	30.00	34,500.00
36"	-0-	feet	50.00	-0-
48"	-0-	feet	-0-	-0-
Flared end section	2	each	250.00	500.00
Riprap channel	-0-	sf	5.00	-0-
Drainage channel	50	feet	4.00	200.00

Collect Rec. fees + Approval fees on each phase
Mark to bill his fees at end - Check escrow each phase

Phase I 3 lots 2 bldg & Remainder Price

11/12/97 Need offers of Dedication on Complet Road
Per Mark through all phases. (To be accepted as completed)
Plus easements

Phase II (Lot #35) No inspect fees due for
Revised this Phase - No roadway in Phase II
Hao O.C.H.D. Approval

Total Bond Est: 842,459.00

Phase III: (13) lots total 8/14/97 Paid \$11,212.00 Insp. fee
(Lots 21-27 + 29-34)

Need breakdown of Cost Estimates for Phases inspect fees.

Phase IV (10 lots total) Paid insp. fee 11/12/97 7745.00
(3-11 + 28)
10 Lots 19
19

Phase V (lots 12-20) to be paid
9 lots 14,741.36 = (4% of 368,534.00)

(Need separate files for each phase)

Collect Rec. fees + Approval fees on each phase
Mark to bill his fees at end - Check escrow each phase.

Phase I 3 lots 2 bldg & Remainder Piece

11/12/97 Need offers of Dedication on Complete Road
Per Mark through all phases. (To be accepted as completed)
Plus easements

Phase II (Lot #35) No inspect fees due for
Revised this Phase - No roadway in Phase II
No O.C.H.D. Approval

Total Bond Est: 842,459.00

Phase III: (Lot ^{(13) lots total} 21-27 + 29-34) ^{8/14/97} Paid \$11,212.00 Insp. fee

Need breakdown of Cost Estimates for Phases inspect fees.

Phase IV ^{10 lots total} (3-11 + 28) Paid insp. fee 11/12/97 7745.00

Phase V ^{(lots} (12-20) ^{to be paid}
\$14,741.36 = (4% of 368,534.00)

(Need separate files for each phase)